

630 West FM 243  
Bertram, Texas 78605



**\$ 630,000.00**

Virtual Tour @  
<http://fusion.realtourvision.com/991286>

## FOR SALE- LEASE TO PURCHASE OPTION LIVE AND WORK WAREHOUSE



A unique live and work property located in Bertram Texas consisting of 2 separate warehouse buildings , 1 @ 3,000SF and 1 @ 6,000SF with 800SF of living quarters. Living space is a 1 bed , 1 bathroom , kitchen and living room area. Property Taxes are \$2000 per year. Septic system in place , installed in 2011. Very clean warehouse buildings currently used for a high end cabinet maker, machines can be sold separately to Buyer. Lease payments can be applied to Sales Price.

**Property Type: Live N Work Warehouse**

**Total square Footage: 9,000**

**Power: 3 Phase**

**Asking Price: \$70psf**

**Ceiling Ht: 18' and**

**Acres per survey: 1.04**

**11.5'**

**Taxes: \$2,000 per yr**

**Access : Grade Level**

**Lease Rate: \$0.70 cents Gross Min Term: 3 years**

**Steve Shire**

Shire Commercial Real  
Estate

Phone: 512.947.5896

Email: [Steve@Austin-Office.com](mailto:Steve@Austin-Office.com)

License # 0524917

**Comments: Owner financing possible with a minimum of 50% down. Rainwater collection system in place. Paint room in place, subfloor in place over slab.**